

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Tirupati Urban Development Authority, Tirupati – Change of Land use from Agriculture use to Residential use in Sy.No's 326/3, 4, 5 & 6 of Chandragiri Village to an extent of 5.505 Acres - Draft variation – Confirmed - Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT
G.O.Ms.No. 196

Dated.28.05.2011

Read the following:-

1. G.O.Ms.No.148, M.A. & U.D. Dept., dt.21-3-2005.
2. G.O.Ms.No.149 M.A. & U.D Deptt. Dt.21-3.2005.
3. From the Managing Partner, M/s Balaji Realtors, Tirupati Representation, Dated: NIL.
4. Government Letter No.9450/H2/2009 M.A. Dt.22.6.2009.
5. From the V.C. TUDA Lr.Roc.No.4350/G1/2009, Dt.11.03.2001.
6. Government Letter No.9450/H2/2009 M.A.Dated.27.04.2011.
7. From the V.C. TUDA Lr.Roc.No.4350/G1/2009, Dated.02.05.2011.
8. Government Memo.No.9450/H2/2009 M.A.Dated.05.05.2011.

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O R D E R:-

The following draft variation to the land use envisaged in the Zonal Development Plan for Tirupati and its vicinity area issued in Government Memo 8th read above. was published in the Extraordinary issue of Andhra Pradesh Gazette No.217, Part-I, dt.7.5.2011. No objections and suggestions have been received from the public within the stipulated period. In the reference 7th read above, the Vice Chairman, Tirupati Urban Development Authority, has reported that the applicant has paid an amount of Rs.2,22,900/- towards development charges, Rs.3,34,400/-towards conversion charges and scrutiny fees Rs.11,200/-. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the A.P.Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB

PRINCIPAL SECRETARY TO GOVERNMENT(UD).

To

The Commissioner of Printing, Hyderabad.

The Vice Chairman, Tirupati Urban Development Authority, Tirupati.

The Commissioner, Tirupati Municipal Corporation, Tirupati.

Copy to:

The applicant through Vice Chairman, Tirupati Urban Development Authority, Tirupati.

The District Collector, Chittoor District, Chittoor.

The Private Secretary to .M(MA&UD).

SF/SC..

//FORWARDED BY ORDER//

SECTION OFFICER.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with rule 13 of Urban Development Authority, Tirupati Rules, 1983, the Government hereby makes the following variation to the Zonal Development Plan for Tirupati and its vicinity area, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 217, Part-I, dt. 07.05.2011 as required by sub-section (3) of the said section.

VARIATION

The site "ABCDEFGHI-A" in Sy. No's.326/3, 4, 5 & 6 of Chandragiri Village, to an extent of 5.505 Acres, the boundaries of which are given in the schedule below, which is presently earmarked for Agricultural use zone in the Zonal Development Plan for Tirupati and its vicinity area which was sanctioned in G.O.Ms.No.148, M.A. & U.D. Dept., dt.21-3-2005 is designated as Residential use which is shown in the Master Plan No.3/2011 which is available in the Office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions; namely:-

Contd....2.

- 1) the applicant shall submit proposals for the site under reference for obtaining permission from the competent authority before taking up any development.
- 2) the applicant has to hand over the site affected in the road widening of the existing road to 60 feet by way of registered gift deed to the Panchayat.
- 3) the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- 4) the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- 5) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- 6) the change of land use shall not be used as the proof of any title of the land.
- 7) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- 8) Any other conditions as may be imposed by Vice-Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES OF AREA:

“ABCDEFGHI -A”

- North : Vacant land of E.Chengal Reddy & E.Subramanyam Reddy in Sy.No.325 of Chandragiri Village & land in Sy.No.326/2 of Chandragiri Village.
- South : Vacant land of A.Muni Reddy & P.Govinda Swamy in Sy.No.336 of Chandragiri Village & land in Sy.No.326 (part) of Chandragiri Village.
- East : Bata in Sy.No.337 of Chandragiri Village & land in Sy.No.326 (part) of Chandragiri Village.
- West : Vacant land of K.Ramaswamy Naidu & K.Muna Swamy in Sy.No.326/2, 326/1C & 1D of Chandragiri Village.

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD).

SECTION OFFICER